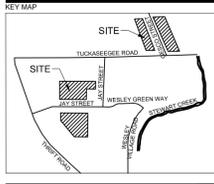


SITE DATA:

- TAX PARCEL NUMBERS:
- #07108113, #07108115
- SITE JURISDICTION:
- CITY OF CHARLOTTE
- EXISTING ZONING AND USES:
- I-2
- PROPOSED ZONING:
- MUDD-O
- PROPOSED USE:
- OFFICE, RETAIL
- TOTAL SITE SF (ACREAGE):
- 1100 TUCKASEEGEE ROAD: 196,891 SF (4.52)
- 926 TUCKASEEGEE ROAD: 55,059 SF (1.26)
- TOTAL BLDG SF:
- 1100 TUCKASEEGEE ROAD: 41,073 SF
- 926 TUCKASEEGEE ROAD: 40,505 SF
- DIMENSIONAL REQUIREMENTS:
- MIN LOT AREA: NONE REQUIRED
- MIN SETBACK: 14' FROM BOC
- MIN SIDE YARD: NONE
- REAR YARD: NONE
- MAX HEIGHT: 80'
- BUILDING HEIGHT:
- 55' MAX HEIGHT FOR FRONTAGE ALONG BERRYHILL ROAD, 80' MAX FOR ALL OTHER FRONTAGES.
- PARKING:
- REQUIRED: PER OPTIONAL PROVISION ON SHEET RZ-04
- URBAN OPEN SPACE:
- RENOVATED AND REHABILITATED STRUCTURES THAT ARE ALREADY IN PLACE DO NOT HAVE TO COMPLY WITH THE SETBACK REQUIREMENTS OR URBAN OPEN SPACE REQUIREMENTS, BUT MUST NOT MODIFY OR ADD TO THE EXISTING STRUCTURE IN ANY FASHION THAT WOULD RESULT IN A REDUCTION IN THE DISTANCE FROM THE BACK OF THE CURB TO THE EXISTING BUILDING FRONT. OPEN SPACE CAN OCCUR ANYWHERE INSIDE THE LIMITS OF THE OVERALL REZONING BOUNDARY



PETITIONER: THIRD AND URBAN TUCKASEEGEE AND GESCO
REZONING PETITION NO. 2021-196
01/17/2022

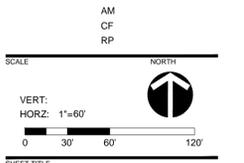
LOWER TUCK - 929 JAY STREET & 1018 JAY STREET REZONING

THIRD & URBAN
 700 TUCKASEEGEE ROAD
 CHARLOTTE, NC 28208

LANDDESIGN PROJ# 1019393

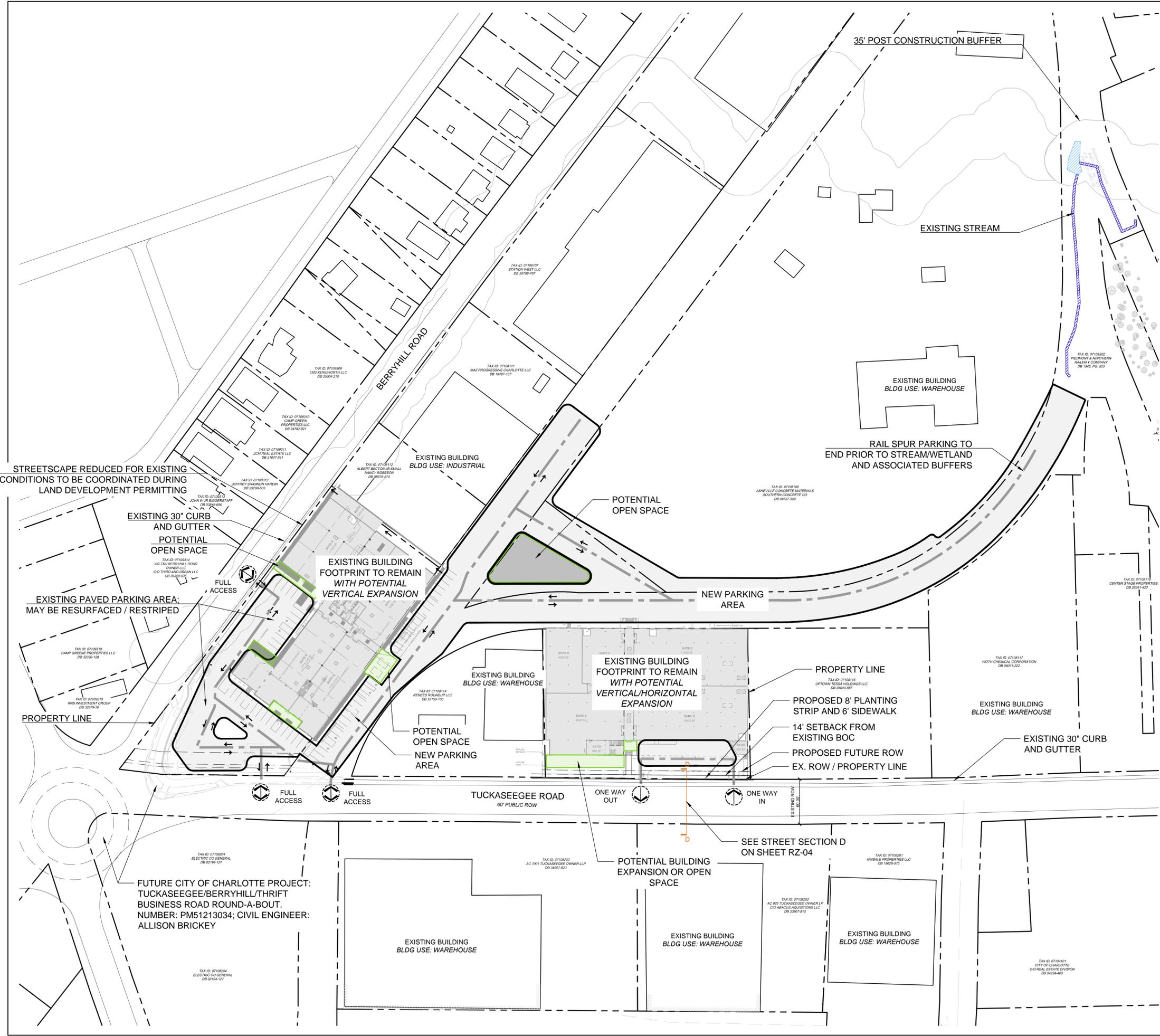
REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING	11/02/2021
2	REZONING	01/17/2022



TUCK BERRYHILL
 TECHNICAL DATA SHEET

SHEET NUMBER **RZ-03**



STREETSCAPE REDUCED FOR EXISTING CONDITIONS TO BE COORDINATED DURING LAND DEVELOPMENT PERMITTING

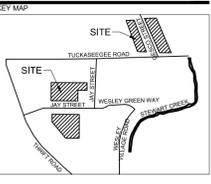
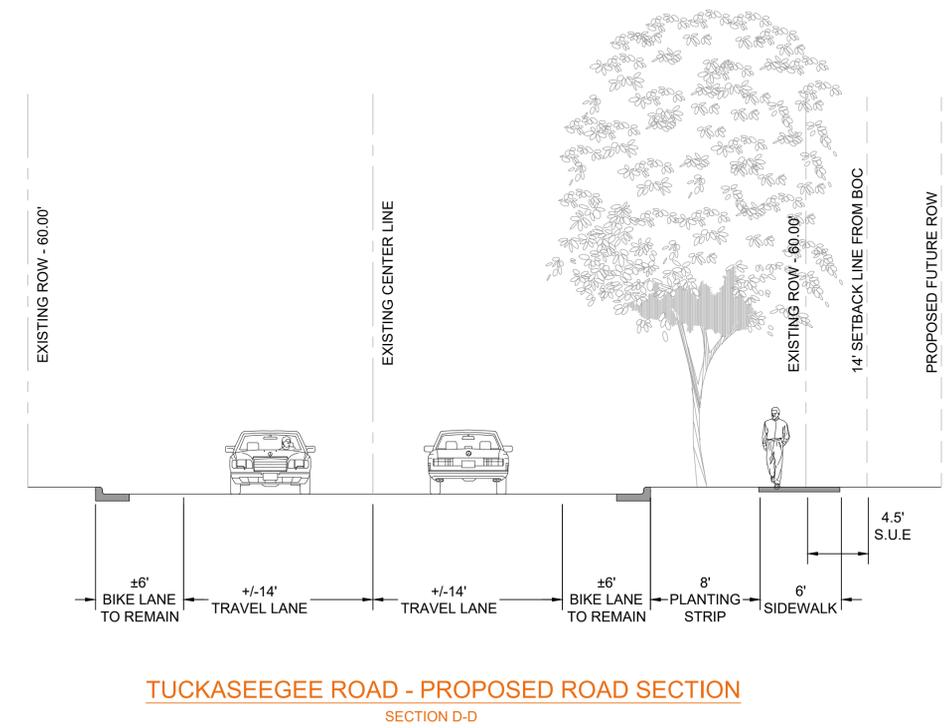
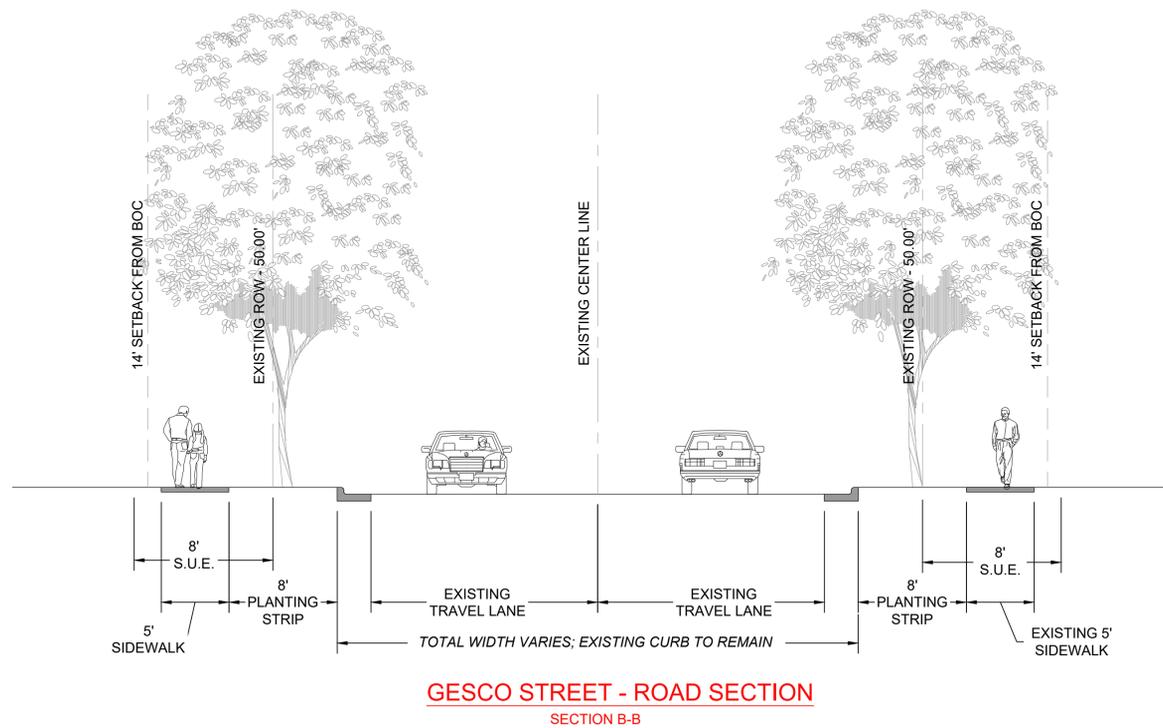
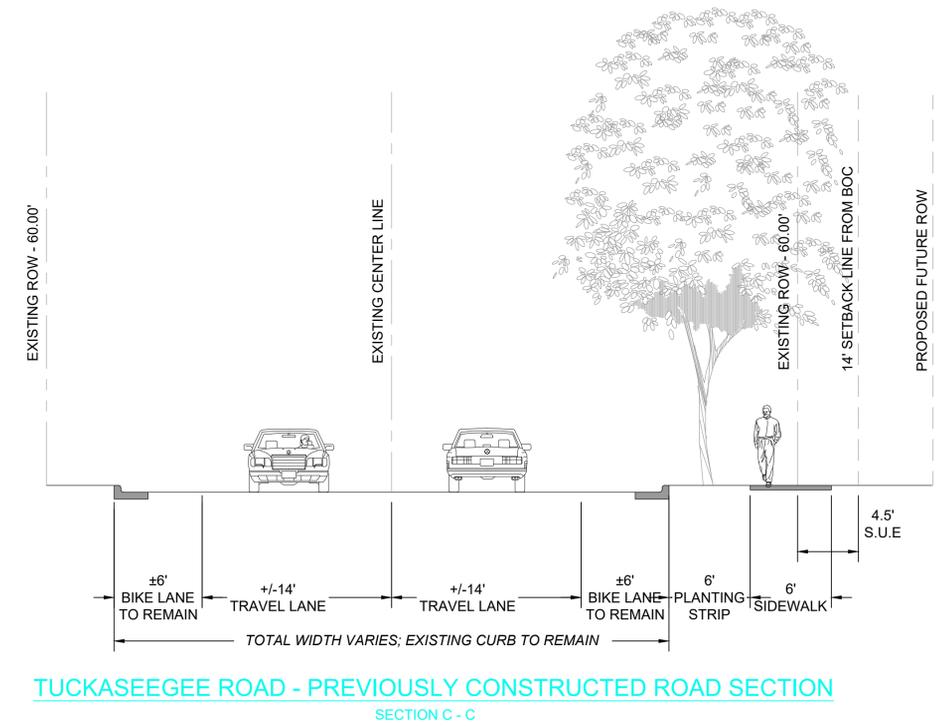
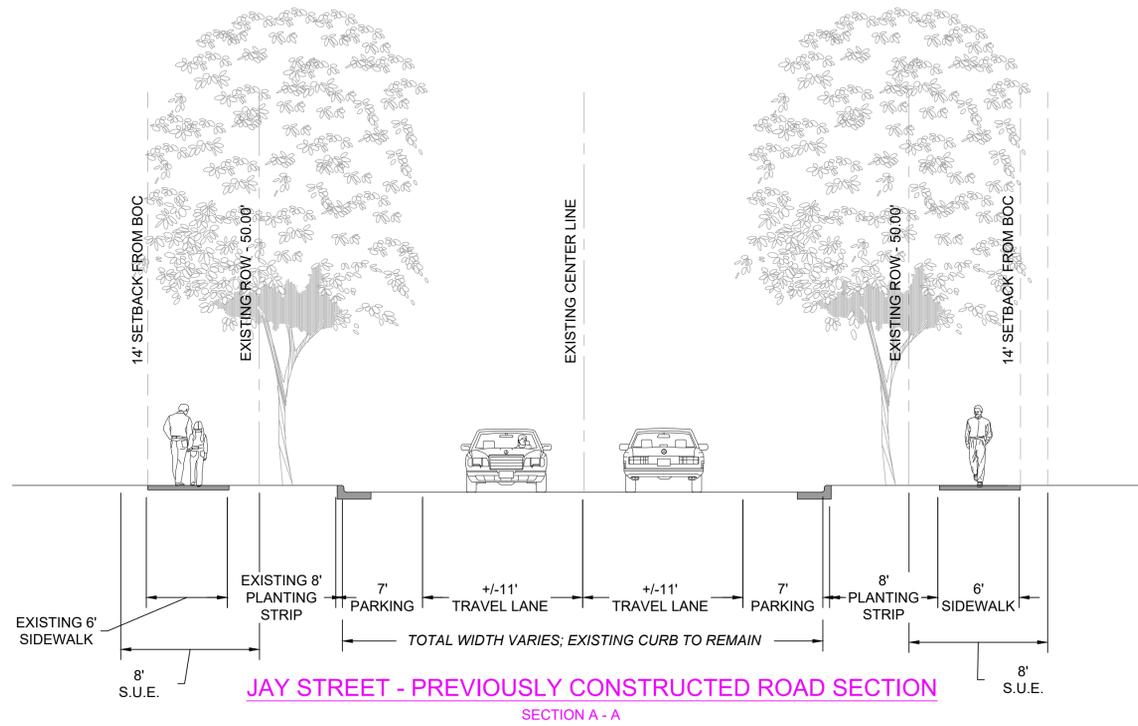
EXISTING 30" CURB AND GUTTER
 POTENTIAL OPEN SPACE

EXISTING PAVED PARKING AREA: MAY BE RESURFACED / RESTRIPTED

EXISTING BUILDING FOOTPRINT TO REMAIN WITH POTENTIAL VERTICAL EXPANSION

EXISTING BUILDING FOOTPRINT TO REMAIN WITH POTENTIAL VERTICAL/HORIZONTAL EXPANSION

FUTURE CITY OF CHARLOTTE PROJECT: TUCKASEEGEE/BERRYHILL/THRIFT BUSINESS ROAD ROUND-A-BOUT. NUMBER: PM51213034; CIVIL ENGINEER: ALLISON BRICKEY



PETITIONER: **THIRD AND URBAN TUCKASEEGEE AND GESCO**
REZONING PETITION NO. 2021-196
01/17/2022

PROJECT: **LOWER TUCK - 929 JAY STREET & 1018 JAY STREET REZONING**

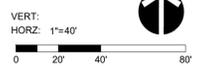
THIRD & URBAN
700 TUCKASEEGEE ROAD
CHARLOTTE, NC 28208

LANDDESIGN PROJ.# 1019393

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING	11/02/2021
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SCALE: AM, CF, RP



STREET SECTIONS

SHEET NUMBER: **RZ-04**

